

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, April 15, 2026 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

- 1. **CALL TO ORDER**
- 2. **PLEDGE OF ALLEGIANCE**
- 3. **ADMINISTRATIVE BUSINESS**
 - a. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

- 4. **NEW BUSINESS**

- a. **PUBLIC HEARINGS - CITATIONS**

- 1.

Case Number:	PK-2025-390	Investigating Officer:	Heather Debevec
Violation Location:	1901 Rio Vista Dr		

- b. **PUBLIC HEARINGS - CITATION DISPUTES**

- c. **PUBLIC HEARINGS - VIOLATION CASES**

- 1.

Case Number:	CE-2025-722	Investigating Officer:	Heather Debevec
Violation Location:	2111 Hills Ct		

- 2.

Case Number:	CE-2026-29	Investigating Officer:	Heather Debevec
Violation Location:	1915 N US Highway 1		

- d. **PUBLIC HEARINGS - NUISANCE CASES**

- 1.

Case Number:	LTCL-2026-32	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	N 16th CT (2404-516-0010-000-3)		

- 2.

Case Number:	LTCL-2026-33	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	N 16th ST (2404-516-0016-000-5)		

- 3.

Case Number:	NOOP-2026-49	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	930 Skylark Ave		

- 4.

Case Number:	LTCL-2026-37	Investigating Officer:	Charmaine Kirkland
Violation Location:	TBD (2324-341-0002-030-2)		

5.	Case Number:	NOOP-2026-49	Investigating Officer:	Heather Debevec
	Violation Location:	930 Skylark Dr		

6.	Case Number:	NOOP-2026-60	Investigating Officer:	Jarvis Gamble
	Violation Location:	3246 Vernon ST Unit: A		

7.	Case Number:	LTCL-2026-34	Investigating Officer:	Jarvis Gamble
	Violation Location:	TBD (2427-603-0134-000-6)		

8.	Case Number:	LTCL-2026-35	Investigating Officer:	Jarvis Gamble
	Violation Location:	TBD (2427-603-0135-000-3)		

9.	Case Number:	LTCL-2026-36	Investigating Officer:	Jarvis Gamble
	Violation Location:	TBD (2427-603-0136-000-0)		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

a. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

1.	Case Number:	LTCL-2024-112	Investigating Officer:	Isaac Saucedo
	Violation Location:	Rosarita Ave		

b. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

6. **FINAL MATTERS**

a. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

0.	Case Number:	CE-2026-21	Investigating Officer:	Heather Debevec
	Violation Location:	1126 Colonnades Dr		

1.	Case Number:	CE-2026-10	Investigating Officer:	Heather Debevec
	Violation Location:	1603 S US Highway 1		

2.	Case Number:	CE-2026-20	Investigating Officer:	Heather Debevec
	Violation Location:	1122 Colonnades Dr		

3.	Case Number:	NOOP-2026-59	Investigating Officer:	Jarvis Gamble
	Violation Location:	809 Revels LN		

4.	Case Number:	NOOP-2026-48	Investigating Officer:	Charmaine Kirkland
	Violation Location:	804 N Lake Dr A		

5.	Case Number:	NOOP-2026-52	Investigating Officer:	Heather Debevec
	Violation Location:	917 S Lake Dr		

6.	Case Number:	NOOP - 2026-53	Investigating Officer:	Heather Debevec
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	Violation Location:	920 S Lake Dr		
7.	Case Number:	NOOP - 2026-54	Investigating Officer:	Heather Debevec
	Violation Location:	920 S Lake Dr		
8.	Case Number:	NOOP-2026-56	Investigating Officer:	Heather Debevec
	Violation Location:	805 S Lake Dr B		
9.	Case Number:	NOOP-2026-61	Investigating Officer:	Jarvis Gamble
	Violation Location:	3248 Vernon ST		
10.	Case Number:	NOOP-2026-55	Investigating Officer:	Heather Debevec
	Violation Location:	805 S Lake Dr A		
11.	Case Number:	CE-2025-674	Investigating Officer:	Heather Debevec
	Violation Location:	3214 S US Highway 1		
12.	Case Number:	NOOP-2026-58	Investigating Officer:	Jarvis Gamble
	Violation Location:	809 King Orange DR		
13.	Case Number:	NOOP-2026-26	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3101 Tennessee Ave		
14.	Case Number:	CE-2026-57	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3101 Tennessee Ave		
15.	Case Number:	NOOP-2026-28	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3101 Tennessee Ave		
16.	Case Number:	LTCL-2026-31	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1306 N 16th CT		

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing - 9:00AM

4. a. 1.

Meeting Date: 04/15/2026
Re: Case # PK-2025-390 - 1901 Rio Vista Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-390	Investigating Officer:	Heather Debevec
Violation Location:	1901 Rio Vista Dr		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	January 13, 2026
NTA Issue Date:	February 24, 2026
NTA Service Method	Regular & Certified mail
Posting Date:	Signed Green Card Received on March 3, 2026

OWNER:

Owner:	Rick Kulczynski
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15434PK	34-31(j)(2) Commercial Vehicle in Residential Zone	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/07/2026

Started On: 02/18/2026 01:53 PM

Special Magistrate Hearing - 9:00AM

4. c. 1.

Meeting Date: 04/15/2026
Re: Case # CE-2025-722 - 2111 Hills Ct
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-722	Investigating Officer:	Heather Debevec
Violation Location:	2111 Hills Ct		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 4, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method:	Certified mail
Posting Date:	Green Card Received on January 27, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Owner:	Carlos A & Letasha E Culmer 2111 Hills CT Fort Pierce, FL 34950
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VIOLATIONS:

IPMC 304.1 - Exterior Structure
IPMC 702.4 - Emergency escape openings

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, that the following be ordered:

1. The violator(s) be given 30 days to:
 - Repair the damaged or rotting fascia board.
 - Remove the board from the window.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/20/2026

Started On: 12/18/2025 08:01 AM

Special Magistrate Hearing - 9:00AM

4. c. 2.

Meeting Date: 04/15/2026
Re: Case# CE-2026-29 - 1915 N US Highway 1
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-29	Investigating Officer:	Heather Debevec
Violation Location:	1915 N US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - R & D
NOV Issue Date:	January 16, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 24, 2026
NTA Service Method:	Certified mail
Posting Date:	Green Card received on March 6, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Owner:	Hanlex Ft Pierce US 1 LLC 1000 Color PL Apopka, FL 32703
Additional Party:	Hans Pistor 1000 Color PL Ste 200 Apopka, FL 32703

VIOLATIONS:

24-19(6)(a) - Nuisances: Outside Storage

RECOMMENDATION:

The city requests that the Special Magistrate find that a violation of Section 24-19(6)(a) - Nuisances: Outside Storage for the removal of the sleeping bags, blankets, clothing, trash and other items from the bushes and around the property did exist but was cured prior to today's hearing.

The city requests that the violator be notified that if a violation of this section occurs again on any property owned by the violator:

1. That per State Statute 162.06(3), additional time to correct the violation is not required, and the matter will be scheduled for a hearing before the Special Magistrate.
2. That per State Statute 162.09(1), the Special Magistrate may order a fine to accrue for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector.
3. That per State Statute 162.09(2)(a), the amount of the fine for the repeat violation may be up to \$500.00 per day.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/07/2026

Started On: 02/04/2026 01:40 PM

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 04/15/2026
Re: Case# LTCL-2026-32 - N 16th CT (2404-516-0010-000-3)
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-32	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	N 16th CT (2404-516-0010-000-3)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 3, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Property Owner:	Clara Denmark 805 N 19th ST Fort Pierce, FL 34950-6008
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 04/07/2026

Started On: 03/11/2026 10:39 AM

Special Magistrate Hearing - 9:00AM

4. d. 2.

Meeting Date: 04/15/2026
Re: Case # LTCL-2026-33 - N 16th ST (2404-516-0016-000-5)
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-33	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	N 16th ST (2404-516-0016-000-5)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 3, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Property Owner:	COMIAN XIII TAX LIEN FUND LLC 700 Route 130 N Ste 101 Cinnaminson, NJ 08077-3346
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 04/07/2026

Started On: 03/11/2026 02:45 PM

Special Magistrate Hearing - 9:00AM

4. d. 3.

Meeting Date: 04/15/2026
Re: Case # NOOP-2026-49 - 930 Skylark Ave
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-49	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	930 Skylark Ave		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	March 5, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 5, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 5, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Vehicle Owner:	Angelica Figaro Gian Carlos Duarte Bermudez
Property Owner:	James Hatfield PO Box 4447 Fort Pierce, FL 34948

VIOLATIONS:

24-19 (15)(c) — Nuisances: Non-operative vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Silver Hyundai Sedan is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 04/07/2026

Started On: 03/12/2026 10:27 AM

Special Magistrate Hearing - 9:00AM

4. d. 4.

Meeting Date: 04/15/2026
Re: Case# LTCL-2026-37 - TBD (2324-341-0002-030-2)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-37	Investigating Officer:	Charmaine Kirkland
Violation Location:	TBD (2324-341-0002-030-2)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 05, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 13, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 13, 2026
Last Inspection Date:	April 11, 2026

OWNER:

Owner:	Premier Hospitality Inc 1500 SE 5th Ave Dania Beach, FL 33004-4543
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VIOLATIONS:

24-19 (11)(a)(b) — Nuisances: Landscaping requirements for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 14 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 04/07/2026

Started On: 03/05/2026 04:36 PM

Special Magistrate Hearing - 9:00AM

4. d. 5.

Meeting Date: 04/15/2026
Re: Case # NOOP-2026-49 - 930 Skylark Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-49	Investigating Officer:	Heather Debevec
Violation Location:	930 Skylark Dr		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	March 5, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 5, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 5, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Owner:	James Hatfield PO Box 4447 Fort Pierce, FL 34948
Vehicle Owner:	Gian Bermudez
Vehicle Owner:	Angelica Figaro

VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative Vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the silver Hyundai is road safe and legal or removed.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/07/2026

Started On: 02/25/2026 02:54 PM

Special Magistrate Hearing - 9:00AM

4. d. 6.

Meeting Date: 04/15/2026
Re: Case # NOOP-2026-60 - 3246 Vernon ST Unit A
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-60	Investigating Officer:	Jarvis Gamble
Violation Location:	3246 Vernon ST Unit: A		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	March 10, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 10, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 10, 2026
Last Inspection Date:	April 14, 2026

OWNER:

Violator:	Thomas Parsons Faye L. Parsons 9197 SE Harmony WAY Hobe Sound, FL 33455-7715
Vehicle Owner:	Keondra Keon Breland 3246 Vernon ST Unit A Fort Pierce, FL 34982

VIOLATIONS:

24-19(15)(c) — Nuisances: Non-operative or unlicensed motor vehicles.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the red Cadillac is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/07/2026

Started On: 03/05/2026 12:37 PM

Special Magistrate Hearing - 9:00AM

4. d. 7.

Meeting Date: 04/15/2026
Re: Case # LTCL-2026-34 - TBD (2427-603-0134-000-6)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-34	Investigating Officer:	Jarvis Gamble
Violation Location:	TBD (2427-603-0134-000-6)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 10, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 10, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 10, 2026
Last Inspection Date:	April 14, 2026

OWNER:

Violator:	Harry Blue 1500 State Highway 103 RD Bronson, TX 75930
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VIOLATIONS:

24-19(11)(a)(b) — Nuisances: Landscaping requirements for less than 3-acre properties.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/07/2026

Started On: 03/05/2026 03:52 PM

Special Magistrate Hearing - 9:00AM

4. d. 8.

Meeting Date: 04/15/2026
Re: Case# LTCL-2025-35 - TBD (2427-603-0135-000-3)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-35	Investigating Officer:	Jarvis Gamble
Violation Location:	TBD (2427-603-0135-000-3)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 10, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 10, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 10, 2026
Last Inspection Date:	April 14, 2026

OWNER:

Violator:	Harry Blue 1500 State Highway 103 RD Bronson, TX 75930
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VIOLATIONS:

24-19(11)(a)(b) — Nuisances: Landscaping requirements for less than 3-acre properties.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/07/2026

Started On: 03/05/2026 04:02 PM

Special Magistrate Hearing - 9:00AM

4. d. 9.

Meeting Date: 04/15/2026
Re: Case# LTCL-2026-36 - TBD (2427-603-0136-000-0)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-36	Investigating Officer:	Jarvis Gamble
Violation Location:	TBD (2427-603-0136-000-0)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 10, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 10, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 10, 2026
Last Inspection Date:	April 14, 2026

OWNER:

Violator:	Harry Blue 1500 State Highway 103 RD Bronson, TX 75930
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VIOLATIONS:

24-19(11)(a)(b) — Nuisances: Landscaping requirements for less than 3-acre properties.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/07/2026

Started On: 03/05/2026 04:15 PM

Special Magistrate Hearing - 9:00AM

5. a. 1.

Meeting Date: 04/15/2026

SUBJECT:

Case Number:	LTCL-2024-112	Investigating Officer:	Isaac Saucedo
Violation Location:	Rosarita Ave		

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Request for Extension of Time on a Massey Fine	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
August 13, 2024	Certified and regular mail posted property
NTA ISSUED DATE:	NTA SERVICE METHOD:
August 23, 2024	Certified and regular mail posted property
POSTING DATE:	LAST INSPECTION DATE:
August 23, 2024	September 3, 2024

PARTIES:

OWNER INFO: Valerie E Moore, Tabatha Johnson, Christopher Campbell 812 N 24th ST Apt A Fort Pierce, FL 34950
--

VIOLATIONS:

24-19(11)(a)(b)(i-ii) - Nuisances: Landscaping requirements - for less than 3-acre properties

FINDINGS/ORDER:

On February 4, 2026, Special Magistrate Peshke reduced the lot clearing fine from \$36,400.00 to \$3,640.00 to be paid within 90 days. If payment is not received, the amount will revert back to its original amount and could result in a lien being filed against the property.

ACTION DATES:

September 12, 2024 - Property remains out of compliance. Fines started.
September 17, 2025 - Property in compliance, fines stopped.
December 30, 2025 - Fine Reduction received
Balance: \$36,400.00

Massey Criteria:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: All violations listed above have been brought into compliance by the owner.
3. Any previous violations committed by the violator: Yes. Prior cases include Nuisance Abatement Liens 19-2364 and 21-3237, both of which have been released; Lot Clearing Case LTCL-2024-183, which is in compliance, at 810 N 13th St (aka Avenue H); and Code Enforcement Lien 22-1552 at 438 N 15th St.

RECOMMENDATION:

To be determined by Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 04/07/2026

Started On: 12/12/2025 03:18 PM

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 04/15/2026
Re: Case # CE-2026-21-1126 Colonnades Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-21	Investigating Officer:	Heather Debevec
Violation Location:	1126 Colonnades Dr		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	January 12, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 24, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 3, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Owner:	Angelina's Pizzeria E Risterante 1126 Colonnades DR Fort Pierce, FL 34949
Additional Party:	AZK Investments LLC 2215 Nebraska AVE Fort Pierce, FL 34950
Additional Party:	AZK Investments LLC 9608 Enclave PL Port Saint Lucie, FL 34986
Additional Party:	Henderson, Steve L, Esquire Collins Brown Barkett, Chartered 756 Beachland BLVD Vero Beach, FL 32963

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, that the following be ordered:

1. The violator(s) be given 20 days to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/07/2026

Started On: 02/18/2026 12:07 PM

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 04/15/2026
 Re: Case # CE-2026-10 - 1603 S US Highway 1
 Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-10	Investigating Officer:	Heather Debevec
Violation Location:	1603 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	January 9, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 24, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	All Green Cards Received March 11 & 18, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Owner:	250PAS at Fort Pierce LLC c/o Walgreen Real Estate Prop Tax PO Box 1159 Deerfield, IL 60015
Additional Party:	250PAS at Fort Pierce LLC One Vanderbilt 28th Floor New York, NY 10017
Additional Party:	NRAI Services Inc 1200 S Pine Island RD Plantation, FL 33324

VIOLATIONS:

IPMC 304.2 - Protective Treatment

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, that the following be ordered:

1. The violator(s) be given 30 days to:
 - Pressure wash the discoloration from the main sign on US-1. If this does not work then paint.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 04/08/2026

Started On: 02/18/2026 11:04 AM

Special Magistrate Hearing - 9:00AM

6. a. 2.

Meeting Date: 04/15/2026
 Re: Case # CE-2026-20 - 1122 Colonnades Dr
 Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-20	Investigating Officer:	Heather Debevec
Violation Location:	1122 Colonnades Dr		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	January 12, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 24, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 3, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Owner:	Cream Republic 1122 Colonnades DR Fort Pierce, FL 34949
Additional Party:	AZK Investments LLC 2215 Nebraska AVE Fort Pierce, FL 34950
Additional Party:	AZK Investments LLC 9608 Enclave PL Port Saint Lucie, FL 34986
Additional Party:	Henderson, Steve L, Esquire Collins Brown Barkett, Chartered 756 Beachland BLVD Vero Beach, FL 32963

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, that the following be ordered:

1. The violator(s) be given 20 days to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 04/08/2026

Started On: 02/18/2026 11:56 AM

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 04/15/2026

Re: Case # NOOP-2026-59 - 809 Revels LN

Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-59	Investigating Officer:	Jarvis Gamble
Violation Location:	809 Revels LN		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	March 10, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 10, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 10, 2026
Last Inspection Date:	April 14, 2026

OWNER:

Violator:	VIP Home Management Inc 1172 SW Alcantarra BLVD Port Saint Lucie, FL 34953
Registered Agent:	Eduardo S. Almodovar 1172 SW Alcantarra BLVD Port St Lucie, FL 34953

VIOLATIONS:

24-19(15)(c) — Nuisances: Non-operative or unlicensed motor vehicles.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City’s Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the red Ford pick-up truck is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/08/2026

Started On: 03/05/2026 12:35 PM

Special Magistrate Hearing - 9:00AM

6. a. 4.

Meeting Date: 04/15/2026

Re: Case# NOOP-2026-48 - 804 N Lake Dr A

Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-48	Investigating Officer:	Charmaine Kirkland
Violation Location:	804 N Lake Dr A		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	February 24, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	April 11, 2026

OWNER:

Owner:	Reyna Sanchez 804 N Lake Dr Fort Pierce, FL 34982
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VIOLATIONS:

24-19 (15)(c) — Nuisances: Non-operable vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City’s Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the White Ford Explorer is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 04/08/2026

Started On: 02/24/2026 03:35 PM

Special Magistrate Hearing - 9:00AM

6. a. 5.

Meeting Date: 04/15/2026
Re: Case # NOOP-2026-52 - 917 S Lake Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-52	Investigating Officer:	Heather Debevec
Violation Location:	917 S Lake Dr		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	February 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	

OWNER:

Owner:	Alejandro & Martha I Nava 917 S Lake DR Fort Pierce, FL 34982
Additional Party:	Alejandro Nava - Guerrero

VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the silver Chevy truck is road safe and legal or removed.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/08/2026

Started On: 02/26/2026 09:02 AM

Special Magistrate Hearing - 9:00AM

6. a. 6.

Meeting Date: 04/15/2026
Re: Case # NOOP - 2026-53 - 920 S Lake Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP - 2026-53	Investigating Officer:	Heather Debevec
Violation Location:	920 S Lake Dr		

CASE INFORMATION:

Case Type:	Non Operative Vehicles - COMPLIED
NOV Issue Date:	February 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	

OWNER:

Owner:	Frampton Family Properties LLC 4649 SW Masefield ST Port Saint Lucie, FL 34953
Additional Party:	Geico

VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the blue Nissan is road safe and legal or removed.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/08/2026

Started On: 02/26/2026 10:02 AM

Special Magistrate Hearing - 9:00AM

6. a. 7.

Meeting Date: 04/15/2026
Re: Case # NOOP - 2026-54 - 920 S Lake Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP - 2026-54	Investigating Officer:	Heather Debevec
Violation Location:	920 S Lake Dr		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	February 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	

OWNER:

Owner:	Frampton Family Properties LLC 4649 SW Masefield ST Port Saint Lucie, FL 34953
Additional Party:	Eliphete Baptiste

VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the green BMW is road safe and legal or removed.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/08/2026

Started On: 02/26/2026 11:06 AM

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 04/15/2026
Re: Case # NOOP-2026-56 - 805 S Lake Dr B
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-56	Investigating Officer:	Heather Debevec
Violation Location:	805 S Lake Dr B		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	February 27, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	

OWNER:

Owner:	CarGail 3 LLC
Additional Party:	Chad Wallace

VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the white Buick is road safe and legal or removed.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/08/2026

Started On: 02/27/2026 09:38 AM

Special Magistrate Hearing - 9:00AM

6. a. 9.

Meeting Date: 04/15/2026

Re: Case # NOOP-2026-61 - 3248 Vernon ST

Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-61	Investigating Officer:	Jarvis Gamble
Violation Location:	3248 Vernon ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	March 10, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 10, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 10, 2026
Last Inspection Date:	April 14, 2026

OWNER:

Violator:	Thomas Parsons Faye L. Parsons 9197 SE Harmony WAY Hobe Sound, FL 33455-7715
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative or unlicensed motor vehicles.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that all vehicles located on the property are road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/08/2026

Started On: 03/05/2026 12:40 PM

Special Magistrate Hearing - 9:00AM

6. a. 10.

Meeting Date: 04/15/2026
Re: Case # NOOP-2026-55 - 805 S Lake Dr A
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-55	Investigating Officer:	Heather Debevec
Violation Location:	805 S Lake Dr A		

CASE INFORMATION:

Case Type:	Non Operative Vehicles - COMPLIED
NOV Issue Date:	February 27, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	

OWNER:

Owner:	CarGail 3 LLC
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the white Chevy Trailblazer is road safe and legal or removed.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/08/2026

Started On: 02/27/2026 09:16 AM

Special Magistrate Hearing - 9:00AM

6. a. 11.

Meeting Date: 04/15/2026
Re: Case # CE-2025-674 - 3214 S US Highway 1
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-674	Investigating Officer:	Heather Debevec
Violation Location:	3214 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	October 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method:	Certified mail
Posting Date:	Green Card Received on January 28, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Owner:	Commonwealth Multi- Properties USA Inc 16370 NW 8th DR Pembroke Pines, FL 33028
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VIOLATIONS:

16-28 - Trees: Dead or diseased tree removal on private property

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, that the following be ordered:

1. The violator(s) be given 30 days to:
 - Remove the dead trees.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/20/2026

Started On: 12/23/2025 02:59 PM

Special Magistrate Hearing - 9:00AM

6. a. 12.

Meeting Date: 04/15/2026
Re: Case# NOOP-2026-58 - 809 King Orange DR
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-58	Investigating Officer:	Jarvis Gamble
Violation Location:	809 King Orange DR		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	March 10, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 10, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 10, 2026
Last Inspection Date:	April 14, 2026

OWNER:

Violator:	John David Panula III 5300 Ebbtide WAY Hutchinson Island, FL 34949-8423
Vehicle Owner:	Melissa Devon Hield 908 N Lake DR UNIT A Fort Pierce, FL 34982

VIOLATIONS:

24-19(15)(c) — Nuisances: Non-operative or unlicensed motor vehicles.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the white Chevrolet Impala is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
 Final Approval Date: 04/08/2026

Started On: 03/05/2026 12:34 PM

Special Magistrate Hearing - 9:00AM

6. a. 13.

Meeting Date: 04/15/2026
Re: Case# NOOP-2026-26 - 3101 Tennessee Ave
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-26	Investigating Officer:	Charmaine Kirkland
Violation Location:	3101 Tennessee Ave		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	January 30, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Randy Lee Stotler II 3101 Tennessee Ave Fort Pierce, FL 34947
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VIOLATIONS:

24-19(15)(c) — Nuisances: Non-operable vehicle

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 03/11/2026

Started On: 02/03/2026 12:16 PM

Special Magistrate Hearing - 9:00AM

6. a. 14.

Meeting Date: 04/15/2026
Re: Case# CE-2026-57- 3101 Tennessee Ave
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-57	Investigating Officer:	Charmaine Kirkland
Violation Location:	3101 Tennessee Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	January 30, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 3, 2026
NTA Service Method	Certified mail / Posted at Property
Posting Date:	April 3, 2026
Last Inspection Date:	April 14, 2026

OWNER:

Owner:	Randy L & Rebecca L Stotler 3101 Tennessee Ave Fort Pierce, FL 34947
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VIOLATIONS:

26-3(a) — Storage of commodity in vehicle

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, that the following be ordered:

1. The violator(s) be given 7 days to:
 - Remove all items from the bed of the white pickup and the trailer.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 03/11/2026

Started On: 02/25/2026 11:19 AM

Special Magistrate Hearing - 9:00AM

6. a. 15.

Meeting Date: 04/15/2026
Re: Case# NOOP-2026-28 - 3101 Tennessee Ave
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-28	Investigating Officer:	Charmaine Kirkland
Violation Location:	3101 Tennessee Ave		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	February 03, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026

OWNER:

Owner:	Randy Lee Stotler II 3101 Tennessee Ave Fort Pierce, FL 34947
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VIOLATIONS:

24-19(15)(c) — Nuisances: Non-operable vehicles

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 03/11/2026

Started On: 02/03/2026 09:11 AM

Special Magistrate Hearing - 9:00AM

6. a. 16.

Meeting Date: 04/15/2026
Re: Case # LTCL-2026-31 - 1306 N 16th CT
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-31	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1306 N 16th CT		

CASE INFORMATION:

Case Type:	Lot Clearing - CONTINUED
NOV Issue Date:	March 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 3, 2026
Last Inspection Date:	April 13, 2026

OWNER:

Property Owner:	SALEH INVESTMENTS LLC 7905 NW 109th LN Parkland, FL 33076-4741
Registered Agent:	LINIZA SALEH 7905 NW 109TH LANE PARKLAND, FL 33076

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 04/08/2026

Started On: 03/11/2026 09:35 AM